



## PLANNING DIVISION

AUGUST 8, 2023



## DEVELOPMENT HIGHLIGHTS

### CITY COUNCIL DISTRICT NO. 1

**Project: Dutch Bros. Coffee**

**Location:** 887 W. Foothill Blvd. (APN: 1045-602-31)

**Zoning:** Commercial/Residential Mixed-Use (C/R-MU)

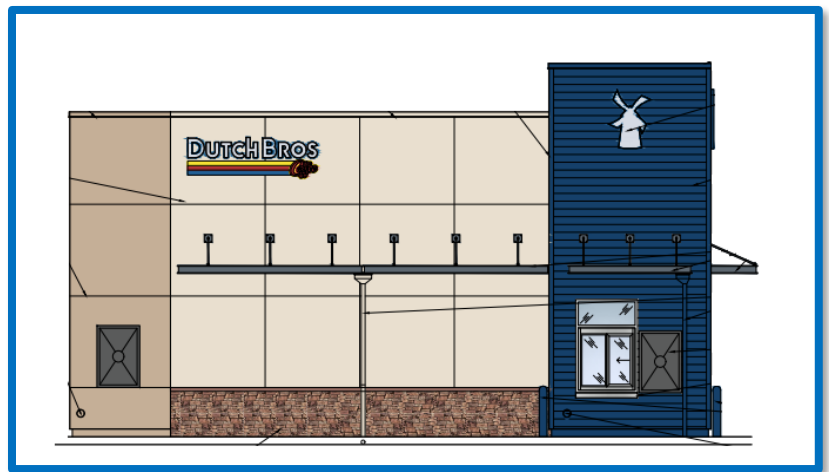
**Description:** Construction of a new 950 square foot drive-thru coffee shop for Dutch Bros. Coffee

**Applicant:** Kimberly Raden

**Planner:** Joshua Winter

**Status:**

- Approved by the Planning Commission on November 16, 2022.
- Construction plans are currently under review.



**Project: Bridge Point Upland Project**

**Location:** North-east corner of Central Avenue & Foothill Boulevard.

**Zoning:** Commercial/Industrial Mixed-Use (C/I-MU)

**Description:** A 201,096 square foot warehouse/parcel delivery service building.

**Applicant:** Bridge Development Partners

**Planner:** Mike Poland

**Status:**

- Construction documents are currently under review.



**Project: Upland Reliability Project**

**Location:** 1975 N. Benson Avenue (APN: 1005-041-05).

**Zoning:** Mining (M)

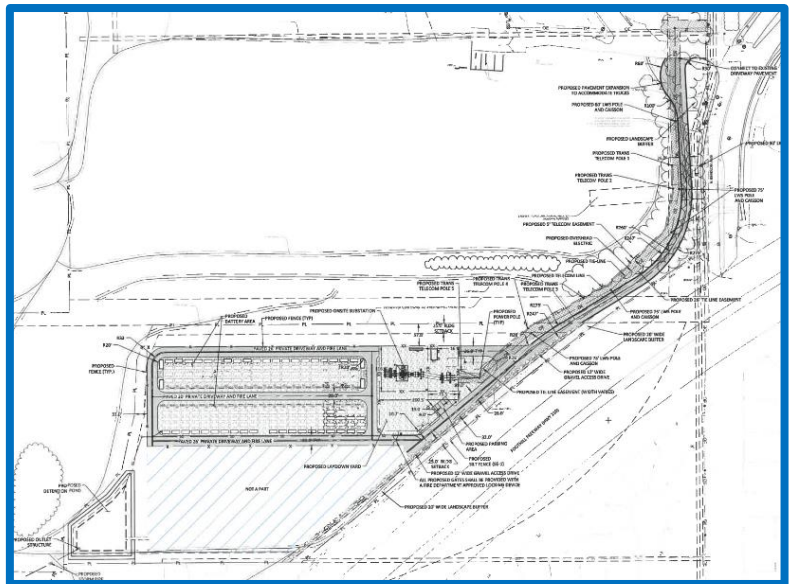
**Description:** Construction and operation of a new battery energy storage system (BESS) facility. The project includes the placement of battery energy storage enclosures and associated electrical equipment on concrete foundations, including medium voltage transformers and power conversation systems, on an area approximately 12 acres in size.

**Applicant/Developer:** Upland Reliability Project/Gridstor

**Planner:** Mike Poland

**Status:**

- Applications have been submitted and are currently under review.



## **CITY COUNCIL DISTRICT NO. 2**

**Project: Upland Oncology Center**

**Location:** 1113 N. Alta Avenue

**Description:** 3,361 square foot addition to an existing medical building for a new oncology center.

**Applicant:** John Rix, Architectronix

**Planner:** Mike Poland

**Status:**

- Entitlement has been approved.





**Project: Colony Condos**

**Location:** 1160 E. 19<sup>th</sup> Street.

**Description:** A 60 unit for sale condominium development. The project will consist of 7 levels of residential units and resident serving amenities over 2 levels of subterranean garage.

**Applicant:** Colonies Partners L.P.

**Planner:** Mike Poland

**Status:**

- Project entitlements were approved by the Planning Commission on December 9, 2020 and an 1-year extension of time request has been approved.

**Project: Villa Serena**

**Location:** 15<sup>th</sup> Street, between Fernando Avenue and Monte Verde Avenue.

**Description:** 65 for-sale detached single-family homes.

**Planner:** Joshua Winter

**Applicant/Developer:** The Colonies Partners LP

**Status:**

- Revised applications are under review
- Scoping meeting for Environmental Impact Report held on June 8, 2022

**Project: The Colonies Self Storage Building**

**Location:** SEC of 20<sup>th</sup> Street & N. Campus Avenue.

**Description:** A 164,570 square foot multi-story public storage building in the Colonies.

**Planner:** Mike Poland

**Applicant/Developer:** 1784 Capital Holdings LLC

**Status:**

- Construction plans are currently under review.



**Project: Starbucks**

**Location:** 235 E. Foothill Boulevard.

**Description:** A drive-thru coffee shop.

**Planners:** Joshua Winter, Mike Poland

**Applicant/Developer:** Upland Village Center, LLC.

**Status:**

- Construction documents are currently under review.



**Project: Amazon Fresh at Upland Village Center**

**Location:** 275 E. Foothill Boulevard.

**Description:** A 35,000 square foot grocery store.

**Planner:** Jacqueline Sisk

**Applicant/Developer:** Upland Village Center, LLC.

**Status:**

- Tenant improvements for the inside of the building are currently under construction.



**CITY COUNCIL DISTRICT NO. 3**

**Project: Wendy's Remodel**

**Location:** 187 S. Mountain Avenue

**Description:** Façade remodel of existing Wendy's restaurant

**Planner:** Jacqueline Sisk

**Applicant/Developer:** Cotti Foods Corp.

**Status:**

- Entitlement application has been approved.



**Project: Roberts Campus Sports Bowl – Claremont McKenna College**

**Location:** Southwest corner of Foothill Boulevard and Monte Vista Avenue

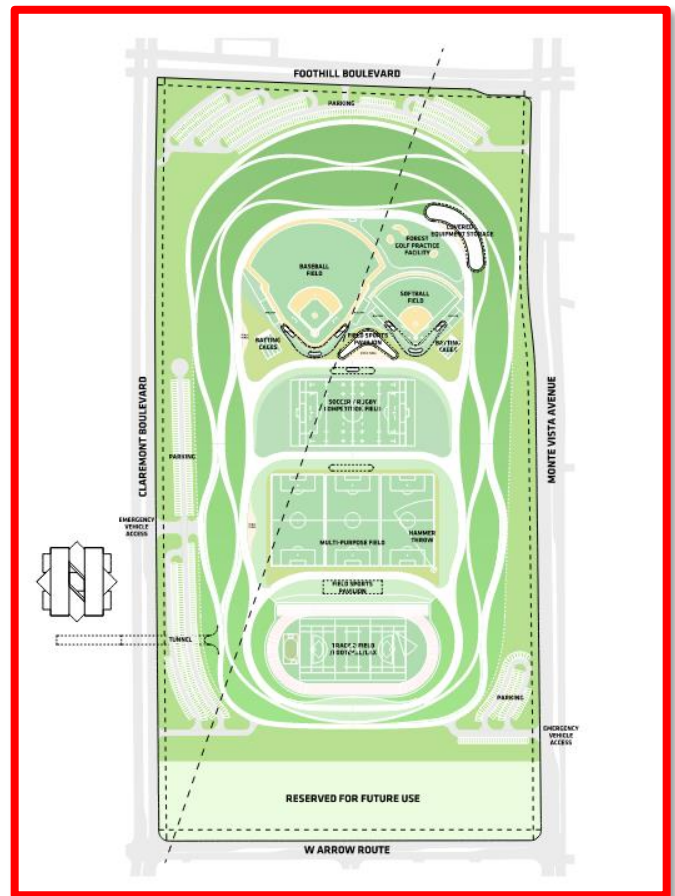
**Description:** Minor revisions to the design of the previously approved plans for the Roberts Campus Sports Bowl, a college sports facility with 8 playing fields, associated small structures and on-site parking.

**Planner:** Lorelee Farris

**Applicant/Developer:** Claremont McKenna College

**Status:**

- Application is currently under review.



**Project: Quick Quack Car Wash**

**Location:** 950 Monte Vista Avenue

**Description:** 2,596 square foot automated drive-thru car wash with ancillary vacuum stations

**Planner:** Mike Poland

**Applicant/Developer:** Laguna Canyon Group

**Status:**

- Application is currently under review.





**Project: Bullwinkle's Family Fun Center**

**Location:** 1500 W 7<sup>th</sup> Street

**Description:** Remodel of existing amusement park, including façade, parking lot, and interior improvements

**Planner:** Joshua Winter

**Applicant/Developer:** Valued Engineering

**Status:**

- Application is currently under review.



**Project: The Courtyard at Upland (Rebuild)**

**Location:** 968 W. 7<sup>th</sup> Street

**Description:** The partial reconstruction of 36 apartment units within an existing legally non-conforming multi-family apartment complex, damaged by fire.

**Planner:** Lorelee Farris

**Applicant/Developer:** A&J Global Investment (Upland) LP

**Status:**

- Application was approved by the Planning Commission on May 24, 2023.



**Project: Mixed Commercial/Industrial Development**

**Location:** 1750-1780 W Foothill Blvd

**Description:** A 3,570 square foot retail building and four industrial condominium units within two multi-tenant industrial buildings, 45,476 square foot and 55,616 square feet in size on 6.05 acres.

**Planner:** Mike Poland

**Applicant/Developer:** HPA, Inc.

**Status:**

- Application is currently under review.



**Project: T & T Industrial**

**Location:** 1701 W. 11<sup>th</sup> Street.

**Description:** 2 office and warehouse buildings totaling 56,000 square feet.

**Planner:** Joshua Winter

**Applicant/Developer:** Francis Wang

**Status:**

- Construction documents are approved.



**Project: Lennar at the Enclave**

**Location:** W. Foothill Boulevard.

**Description:** Development of 192 residential units comprised of 116 detached condominium units and 76 attached condominium units on 15.6 acres.

**Planner:** Mike Poland

**Applicant/Developer:** Lewis Land Developers, LLC.

**Status:**

- Project is under construction.
- Model homes are open.



**Project: San Antonio Apartments**

**Location:** San Antonio and 9<sup>th</sup> Street.

**Description:** 6 for-rent apartments and 1 single-family detached home.

**Planner:** Joshua Winter

**Applicant/Developer:** Mario R. Sosa Herrera

**Status:**

- Buildings are under construction.



**Project: Risen Bakery and Grill**

**Location:** 1600 W. 9<sup>th</sup> Street.

**Description:** A bakery and grill, approximately 1,291 square feet in size, with outdoor patio seating.

**Planner:** Lorelee Farris

**Applicant/Developer:** Gabriel Boyadjian

**Status:**

- Recently constructed.



**Project: Yellow Iron**

**Location:** 2068 W. 11<sup>th</sup> Street.

**Description:** Proposed 5 building light industrial park totaling approximately 77,000 square feet, including a 6-lot subdivision.

**Planner:** Joshua Winter

**Applicant/Developer:** Yellow Iron Investments

**Status:**

- Construction plans are currently under review.



**Project: Citrus Village Senior Living**

**Location:** 895 & 911 W. Arrow Highway.

**Description:** Proposed senior housing development with 62 affordable housing units, 98 independent living units, 74 assisted living units, and a 30-bed facility for memory care residents.

**Planner:** Lorelee Farris

**Applicant/Developer:** Upland Manor

**Status:**

- A new Preliminary Review application was submitted for feedback and guidance on January 19, 2023. Awaiting submittal formal entitlement applications.





## **CITY COUNCIL DISTRICT NO. 4**

**Project: Magnolia Villas**

**Location:** 255 E. Stowell Street

**Description:** 93-unit multi-family affordable housing building

**Planner:** Joshua Winter

**Applicant:** Euclid Housing LP

**Status:**

- Currently under review with the Planning Division.



**Project: Euclid Villas**

**Location:** 120 N. Euclid Avenue

**Description:** 81-unit multi-family affordable senior housing building and a 1,500 square foot commercial building.

**Planner:** Joshua Winter

**Applicant:** Euclid Housing LP

**Status:**

- Currently under review with the Planning Division.



**Project: The Spot Restaurant**

**Location:** 296 N. 2<sup>nd</sup> Avenue

**Description:** A restaurant with live entertainment, and ancillary service of beer, wine, and distilled spirits.

**Planner:** Jessica Anaya

**Applicant:** Antoinette Longmire and Lois Smith

**Status:**

- Currently under review with the Planning Division.



**Project: Vernon Drive Apartments**

**Location:** 649 W. Vernon Drive

**Description:** 24-unit apartment complex with 4 low-income units incorporated.

**Planner:** Joshua Winter

**Applicant:** Jason Hsaio

**Status:**

- Entitlement applications are currently under review.



**Project: Upland Packing House**

**Location:** 401 A Street (Northeast corner of "A" Street, between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue).

**Description:** Development of a 111-unit multi-family residential project.

**Planner:** Mike Poland

**Applicant:** Dieppe Dorchester Corporation

**Status:**

- Construction documents are under review.



**Project: Firefly Cottage**

**Location:** 234 Arrow Highway.

**Description:** A 2,642 square foot restaurant/bakery.

**Planner:** Mike Poland

**Applicant/Developer:** The Firefly Cottage LLC

**Status:**

- Grading plans have been issued and grading activities have commenced.





**Project: Upland Apartments**

**Location:** 13<sup>th</sup> Street and A Street.

**Description:** 4 for-rent apartments.

**Planner:** Lorelee Farris

**Applicant/Developer:** Amy Braun  
AIA

**Status:**

- Construction documents are under review.



**Project: Mesa Court Apartments**

**Location:** 708 Mesa Court.

**Description:** 60 for-rent 2-story apartment units.

**Planner:** Joshua Winter

**Applicant/Developer:** Soroush  
Rahbari, AIA

**Status:**

- Construction documents have been approved and a 1-year extension on the entitlement approvals has been approved.



**Project: Sage at Ninth (Phase 1)**

**Location:** 1337 Bowen Street.

**Description:** 52 for-sale 2-story townhomes.

**Planner:** Mike Poland

**Applicant/Developer:** Upland 3 Acres  
LLC

**Status:**

- Construction has been completed and all units have been sold.
- Model homes are open.





**Project: Sage at Ninth (Phase 2)**

**Location:** 1344 E. 9<sup>th</sup> Street.

**Description:** 26 for-sale 2-story townhomes.

**Planner:** Mike Poland

**Applicant/Developer:** Upland 3 Acres LLC

**Status:**

- Currently under construction.



**Project: Kiva Apartments**

**Location:** 1252 E. 7<sup>th</sup> Street.

**Description:** 66 3-story for-rent apartment units.

**Planner:** Joshua Winter

**Applicant/Developer:** KIVA LLC.

**Status:**

- Construction documents are under review.



**Project: Medical Office Building**

**Location:** 185 E. 7<sup>th</sup> Street.

**Description:** A 3,475 square foot medical office building.

**Planner:** Joshua Winter

**Applicant/Developer:**

Gaspar Belmar

**Status:**

- Planning entitlements have been approved.
- Construction documents are currently under review.



**Project: Commercial/Office Shell Building**

**Location:** 137 E. 7<sup>th</sup> Street.

**Description:** A 4,000 square foot commercial/office building.

**Planner:** Joshua Winter

**Applicant/Developer:** Gaspar Belmar

**Status:**

- Entitlement has been approved.



**Project: Foothill Self Storage**

**Location:** 1382 E. Foothill Boulevard.

**Description:** Proposed multi-story self-storage building with retail space and a drive-thru fast-food restaurant.

**Planner:** Joshua Winter

**Applicant/Developer:** Sorsirs, Inc.

**Status:**

- Approved by the City Council on November 8, 2021.
- Construction documents are currently under review.



**Project: RAD Coffee**

**Location:** 232 N. 9<sup>th</sup> Street

**Description:** Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Contact:** Giovanni Arellano

**Applicant/Developer:** Rachel Winetsky



**Project: Captain's Grill Restaurant**

**Location:** 161 N. 2<sup>nd</sup> Avenue.

**Description:** New restaurant. Project includes interior improvements and a new exterior front facade. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Contact:** Giovanni Arellano

**Applicant/Developer:** Rigo Rodriguez.

**Status:**

- Construction continues on interior and façade improvements.



**Project: Barcuso Social Club**

**Location:** 151 N. Second Avenue

**Description:** New restaurant. Project includes interior improvements and a new exterior front facade. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Planner:** Joshua Winter

**Applicant/Developer:** Giuseppe Mancuso

**Status:**

- Administrative Use Permit for alcohol sales has been approved. Construction plans are currently under review.



**Project: Omo Mercado**

**Location:** 259 E. Arrow Hwy #B

**Description:** New retailer of natural wine and specialty home products. Project includes interior improvements and a new exterior front facade. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Planner:** Jessica Anaya

**Applicant/Developer:** Levi Applegate

**Status:**

- Administrative Use Permit for alcohol sales has been





approved. Improvements have been completed.

**Project: Jim Bone BBQ**

**Location:** 251 N. Second Avenue

**Description:** New restaurant. Project includes interior improvements and a new exterior front facade. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Planner:** Joshua Winter

**Applicant/Developer:** Jim Rivadeyanera

**Status:**

- Construction plans are under review.



**Project: A Street Gastropub**

**Location:** 101 N. Second Avenue

**Description:** New restaurant. Project includes interior improvements and a new exterior front facade. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Planner:** Jessica Anaya

**Applicant/Developer:** Mark Davidson

**Status:**

- Entitlement application for alcohol license has been approved.
- Construction has begun on patio.



**Project: Studio 429**

**Location:** 222 E. 9<sup>th</sup> Street.

**Description:** New restaurant and bar. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Planner:** Joshua Winter

**Applicant/Developer:** Alain Fournier

**Status:**

- Construction continues on interior tenant improvements.



**Project: Simonis Optometry**

**Location:** 155 N. Second Avenue

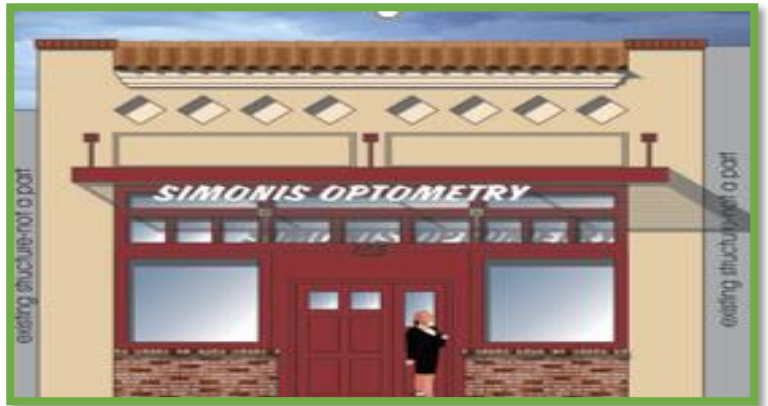
**Description:** Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

**Contact:** Giovanni Arellano

**Applicant/Developer:** Felicia Simonis

**Status:**

- Construction plans have been approved.



**Project: Pro-Five Brewery**

**Location:** 105 E. A Street.

**Description:** A microbrewery and coffee bar.

**Planner:** Joshua Winter

**Applicant/Developer:** Nicolas Fuentes, Pro-Five Brewing Co. LLC

**Status:**

- Construction continues on interior tenant improvements.



**Project: Rose Glen Specific Plan**

**Location:** 1400 E. Arrow Hwy

**Description:** 64 two-story single family detached residential homes.

**Planner:** Joshua Winter

**Status:**

- Approved by the City Council on October 10, 2022.



**Project: Tom Thomas Magnolia Plaza along the Pacific Electric Trail**

**Location:** Between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue at the Pacific Electric Trail

**Description:** Downtown Urban Plaza

**Status:**

- Conceptual plan has been approved. Construction plans are being prepared.



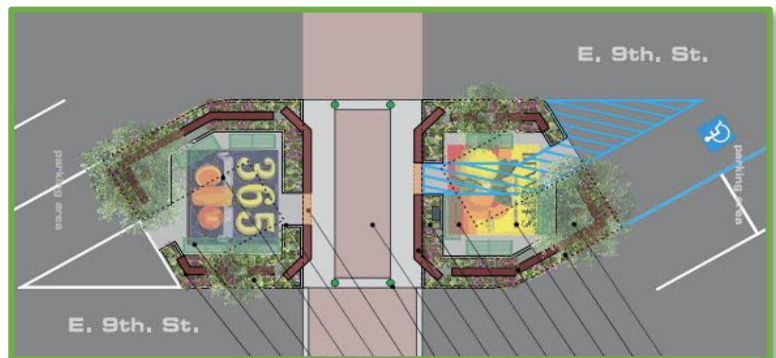
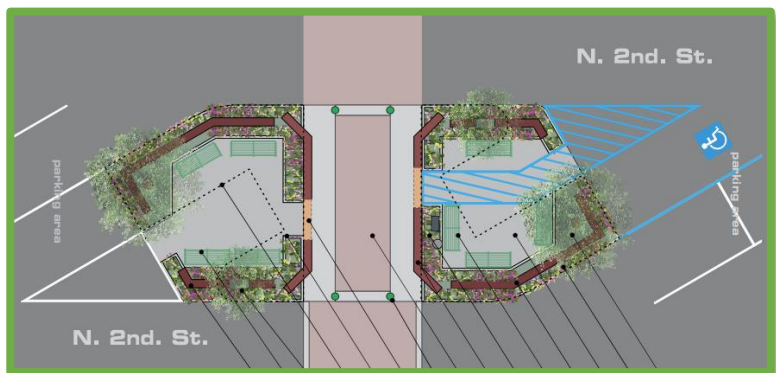
**Project: Downtown Parklets**

**Location:** Eight (8) parklets within the downtown area

**Description:** Downtown parklets

**Status:**

- Construction drawings have been completed.



**Project: Bodenhamer Park**

**Location:** Northwest corner of Bodenhamer street and E. 9<sup>th</sup> Street

**Description:** Neighborhood Park

**Status:**

Conceptual plan has been approved. Preparing a Request for Proposals for landscape architects to prepare construction drawings.

